

City Council
Atlanta, Georgia

00-0-0869

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-44
5-16-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3415 Stratford Road, N.E.** be changed from the **R-3 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **45** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 1. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

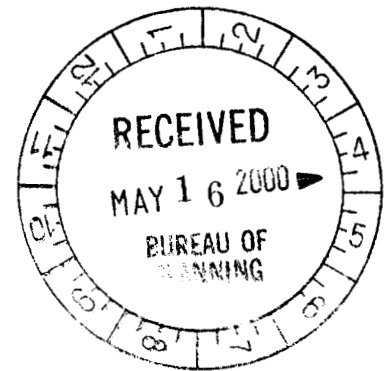
Conditions for Z-00-44

1. Site plan entitled "Stratford Road, Atlanta, Georgia" prepared by Niles Bolton Associates, dated September 29, 2000 and marked received by the Bureau of Planning September 29, 2000.

LEGAL DESCRIPTION

All that tract and parcel of land lying and being in Land Lot 45 of the 17th District of Fulton County, Georgia, in the City of Atlanta, and being more particularly described as follows BEGINNING at an iron pin located on the Northeast side of Stratford Road, a distance of 600 feet Northwesterly from the corner formed by the intersection of the Northeast side of Stratford Road and the Northwest side of Peachtree Road; running thence Northwesterly, along the Northeast side of Stratford Road a distance of 148.3 feet to an iron pin located at the Southeast corner of property now or formerly owned by Burnett; running thence Northeasterly, at an interior angle of 74 degrees 21 minutes, along the Southeast side of said Burnett property, a distance of 529.5 feet to an iron pin; running thence Southeasterly, at an interior angle of 97 degrees 31 minutes, a distance of 122.5 feet to an iron pin; running thence southwesterly, at an interior angle of 84 degrees 54 minutes, along the Northwest side of property now or formerly owned by Lipstein, a distance of 506 feet to an iron pin located on the Northeast side of Stratford Road and the point of beginning all as shown on the attached Plat of Survey dated February 15, 1968, by Roy E. Housworth, Jr., Registered Surveyor.

2-00-44



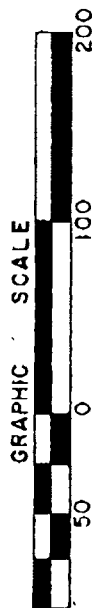
Sheet 1 of 2

LEGEND :

IPF IRON PIN FOUND
 IPS IRON PIN SET
 C CENTER LINE
 R/W RIGHT OF WAY
 B/L BUILDING LINE
 S.B. SET BACK
 R RADIUS
 A ARC
 C CHORD
 D.E. DRAINAGE EASEMENT
 S.E. SEWER EASEMENT
 C.E. CONSTRUCTION EASEMENT
 U.E. UTILITY EASEMENT
 P PROPERTY LINE
 W WATER MAIN
 S SANITARY SEWER
 P ELECTRIC POWER
 E EXISTING ELEVATION
 F FINISHED ELEVATION

NOTE: THIS PROPERTY LIES WITHOUT
 THE OFFICIAL F.L.A. FLOOD
 HAZARD DISTRICT

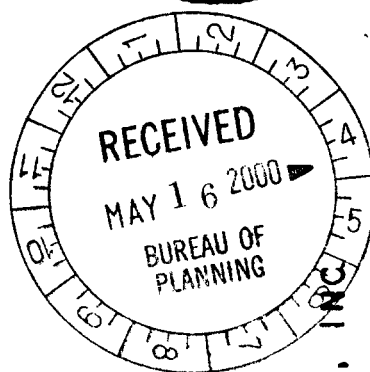
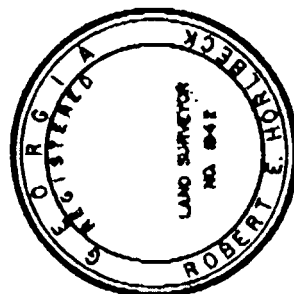
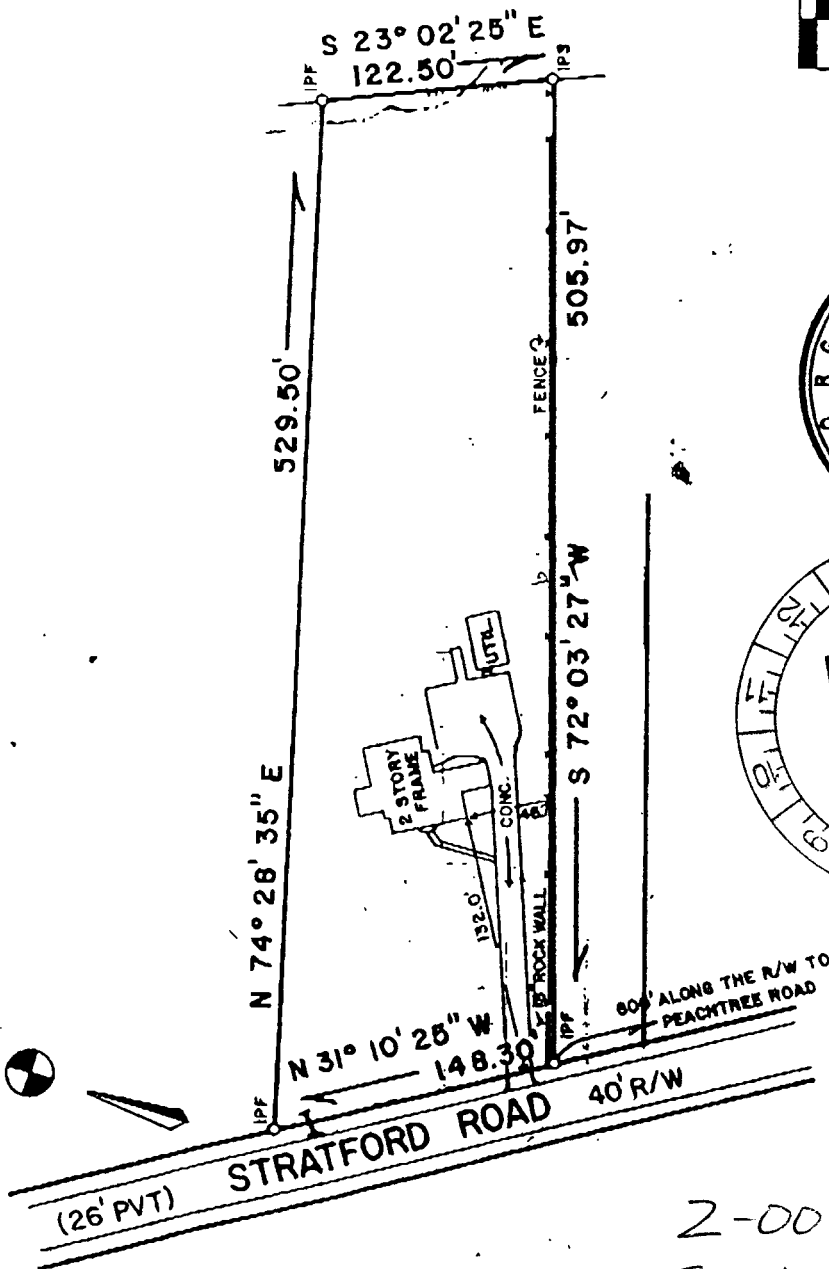
ACRES - 1.5766
 68,674.88 sq. ft.



3415 STRATFORD ROAD

THEODORE MINAHAN MARGESON

DWG. BY: BPL CKD. BY:	LAND LOT: 45
SCALE: 1" = 100'	LAND DISTRICT: 17th
DATE: 9/19/85	FULTON COUNTY, GEORGIA
REV. DATE:	FILE NUMBER: 4140



IN MY OPINION, THIS PLAT IS A CORRECT
 REPRESENTATION OF THE LAND SURVEYED
 AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS OF LAW.

HORLBECK & ASSOCIATES, INC.

8750 JIMMY CARTER BLVD. NORCROSS, GEORGIA 30071

PHONE (404) 448-1848

ENGINEERS PHOTOGRAMMETRISTS SURVEYORS

2-00-44
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